

EXHIBIT B - CONDITIONS OF APPROVAL
Minor Use Permit DRC2014-00108 (City of Arroyo Grande / Verizon Wireless)

Approved Development

1. This approval authorizes a Minor Use Permit to allow the construction and operation of an unmanned wireless communications facility. The project consists of the following improvements:
 - a) Installation of 12 new 6' tall panel antennas in three sectors (4 antennas per sector) mounted to the top of an existing 25' tall water tank. The panel antennas shall extend to a maximum height of 33'-5" above ground level, and shall be painted a non-reflective color to match the existing white water tank.
 - b) Installation of ground equipment within a new 11'-6" x 16'-10.5" equipment shelter and a new 132 gallon diesel standby generator within a chain-link fenced 34'-7" x 20' lease area. The equipment shall be screened from public view by beige slats inserted in the chain-link fence.
 - c) Installation of coaxial cables in an underground trench (approximately 40 feet) running from the proposed equipment cabinets, up the side of the tank in a vertical cable tray, and to each tank mounted antenna. The proposed vertical cable tray and all associated mounting hardware and brackets shall be painted to match the existing water tank.
 - d) Installation of power and teleco utilities from existing points of connection to the proposed equipment compound.
 - e) Construction of a new drainage swale directing drainage to an existing drainage grate.
 - f) The site is accessed from an existing driveway. No new access road improvements are necessary.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved plans.

Conditions to be completed prior to issuance of construction permit

Aesthetic/Visual Resources

3. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all visible elements of the proposed facility (including, but not limited to, the proposed panel antennas and all associated mounting brackets, hardware, and equipment). The color to be used shall have a non-reflective finish to match the existing white water tank.

Condition Compliance Coordinator

4. **Prior to issuance of a construction permit**, a “condition compliance” sheet shall be added to the construction plans that include a complete copy of the final conditions of approval for the project.
5. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County’s contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

Fire Safety

6. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Hazards/Hazardous Materials

7. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

Site Restoration

8. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Cultural Resources

9. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

10. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment

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must be in compliance. Consideration of fuel breaks or other treatment shall occur in the construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

11. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
12. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

13. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to, the proposed panel antennas and all associated mounting brackets, hardware, and equipment) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

Explanatory Warning Signs for Occupational Exposures

14. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

Hazardous Materials

15. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Undergrounding of Utilities

16. The applicant shall install all utilities serving the project underground rather than by use of poles and overhead lines.

On-going conditions of approval

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these

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conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

19. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

20. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

Aesthetic/Visual Resources

21. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
22. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

23. Co-location by other carriers is allowed at this site, if technically feasible; subject to land use permit approval.

Electric and Magnetic Fields

24. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

25. No additional exterior lighting is approved for the project.

Noise

26. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator.